



Albert Street, Elland, HX5 0PX  
£200,000

**E&H** Edkins Holmes  
ESTATE AGENTS



A spacious three bedroom, mid terrace property with an abundance of original features on this residential street in Elland. Benefiting from two reception rooms plus a conservatory along with a versatile block paved rear garden offering use as both driveway and garden, this will make a fantastic home for many types of buyer.

The accommodation, in brief, comprises: Entrance hall, lounge, dining room, kitchen and conservatory to the ground floor. On the first floor are three bedrooms and the house bathroom.



### Entrance Hall

Radiator. Picture rail. Composite door to front elevation.

### Lounge 12'4" x 12'4" (3.777 x 3.783)

Multi-fuel stove. Picture rail. Ceiling Rose. Radiator. UPVC double glazed window to front elevation.

### Dining Room 13'8" x 13'1" (4.173 x 4.011)

Gas stove set in exposed brick chimney breast. Picture rail. Radiator. UPVC double glazed French doors to conservatory.

### Kitchen 12'5" x 6'10" (3.799 x 2.095)

Fitted kitchen with base units. Stainless steel one and a half bowl sink. Tiled splash backs. Dual fuel Range cooker (available by separate negotiation). Cooker hood. Plumbing for washing machine. Plumbing for dishwasher. Understairs cupboard. UPVC double glazed window to rear elevation.

### Conservatory 7'9" x 8'0" (2.368 x 2.440)

UPVC constructed. Radiator.

### Landing

Stairs leading from entrance hall. Loft access via pull down ladder. Fitted storage cupboards.

### Bedroom One 13'0" x 9'7" to chimney breast (3.965 x 2.929 to chimney breast)

Fitted wardrobes. Cupboard housing boiler. Radiator. UPVC double glazed window to rear elevation.

### Bedroom Two 12'7" x 10'0" (3.842 x 3.059)

Radiator. UPVC double glazed window to front elevation.

### Bedroom Three 9'1" x 5'10" (2.781 x 1.793)

Radiator. UPVC double glazed window to front elevation.

### Bathroom

Wash hand basin. Low flush W.C. Bath with mixer taps and shower over. Fully tiled. Chrome towel radiator. Extractor fan. UPVC double glazed window to side elevation.

### Front Garden

Enclosed patio garden.

### Parking/Rear Garden

Gated block paved garden offering option for driveway parking and/or garden space. Large storage shed.

### Council Tax Band

B

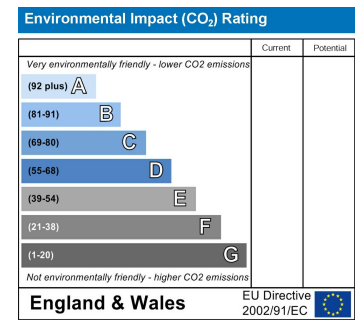
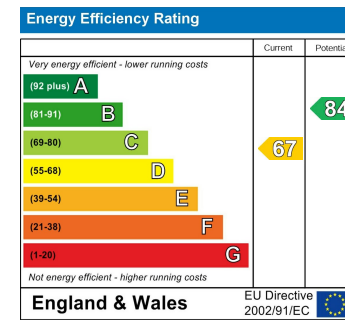
### Location

To find the property, you can download a free app called What3Words which every 3 metre square of the world has been given a unique combination of three words.

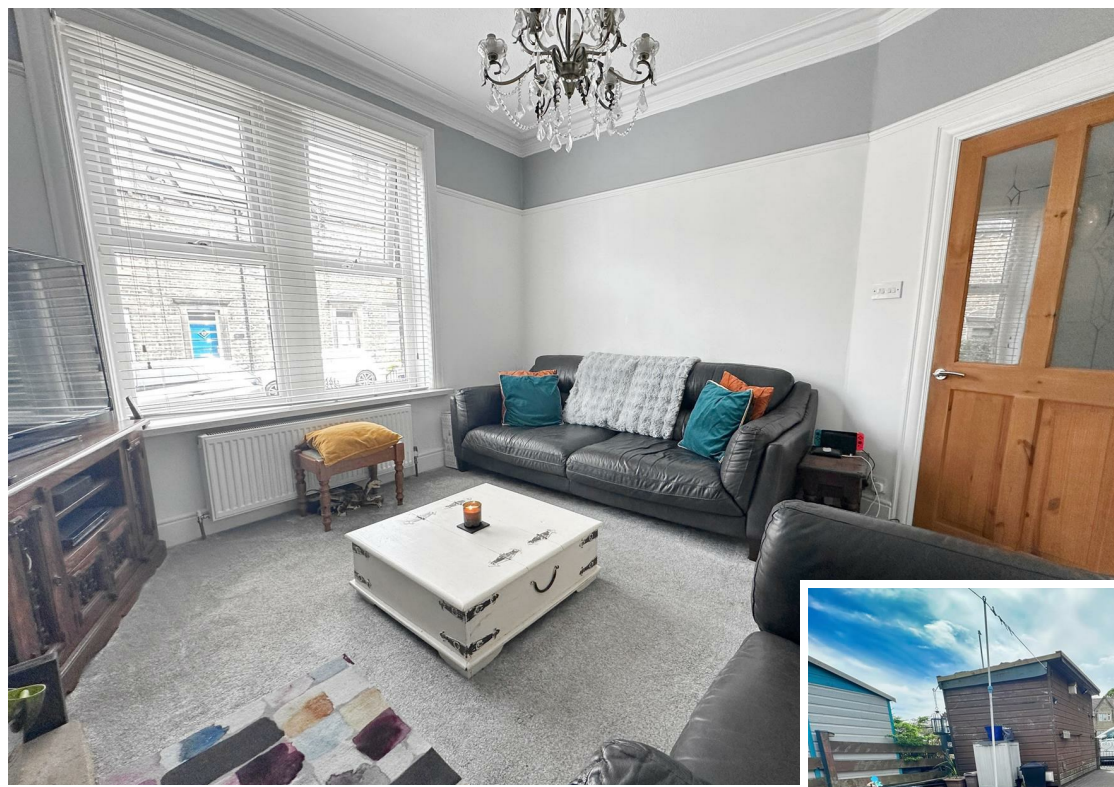
The three words designated to this property is:

### Disclaimer

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All measurements are approximate and for display purposes only